

Lessar Avenue, SW4
Guide Price: £2,000,000 - £2,250,000



WILFORDS
LONDON



Lessar Avenue, SW4

£2,000,000 - £2,250,000

2,535 sq ft / 236 sq m

5 Bedrooms

3 Bathrooms

2 Reception Rooms

Kitchen

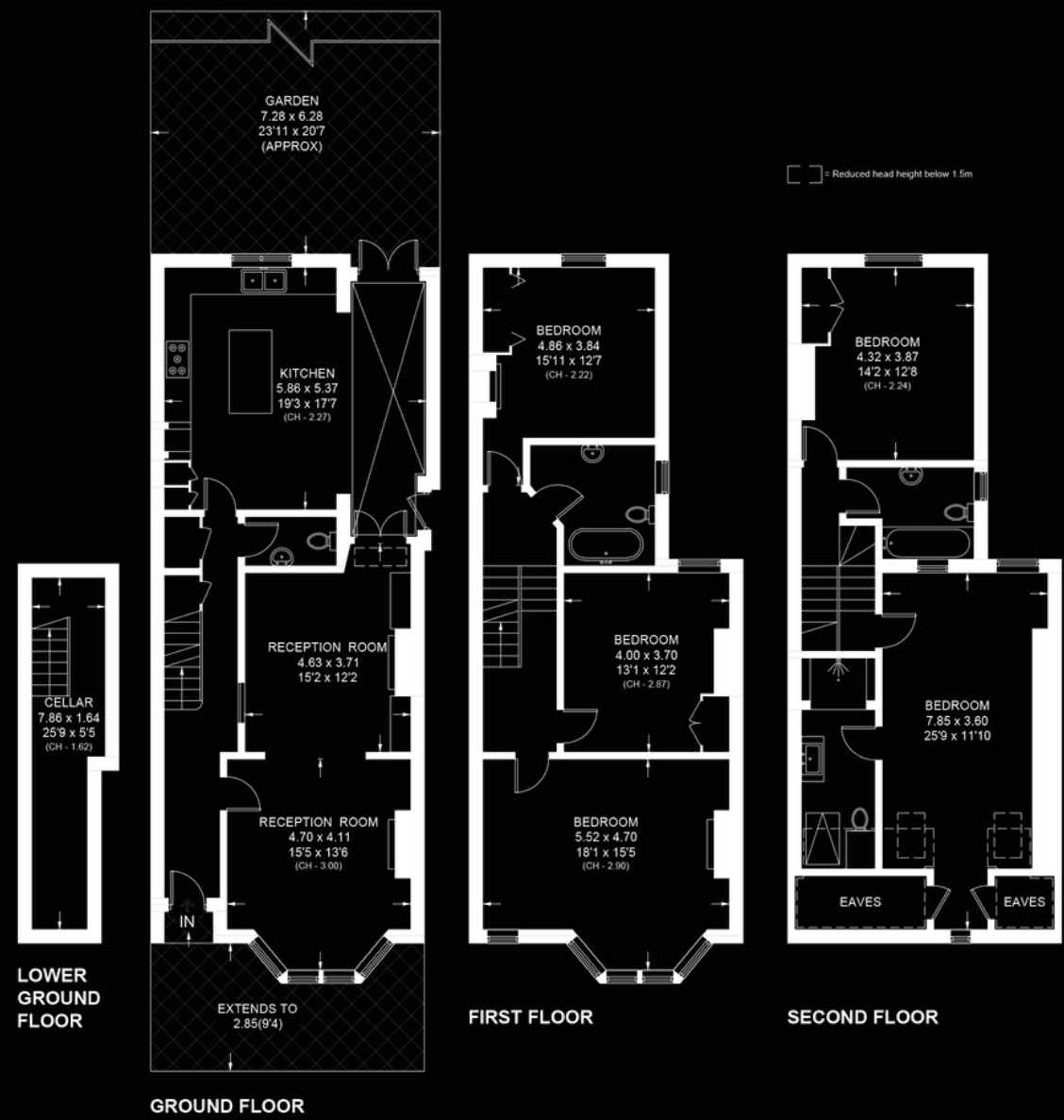
Freehold

An elegant five bedroom Victorian family house extending to approximately 2,535 sq ft, arranged over four floors and offering a thoughtful balance of period character and modern family living. Generous proportions, excellent natural light and a rear garden combine to create a home that feels both welcoming and well considered. The rear garden extends to approximately 23 ft and provides a private setting for al fresco dining and everyday family life.

Lessar Avenue is a sought-after residential street in Clapham, ideally positioned for the amenities of Abbeville Road & Northcote Road, where a wide selection of cafés, restaurants and independent shops can be found. Clapham Common is nearby, providing extensive green open space, while Clapham South Underground station and Clapham Junction offer convenient connections across London.



Approximate Area = 235.5 sq m / 2535 sq ft
Including Limited Use Area (9.3 sq m / 100 sq ft) and Eaves



LESSAR AVENUE, SW4

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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